

**New Shoreham Town Council / Town Manager Meeting**  
**Town Hall, Old Town Road**  
**Wednesday, December 8, 2010**  
**4:00 p.m.**

**Present:** First Warden Kimberley H. Gaffett, Second Warden Raymond J. Torrey, and Council members Peter B. Baute, Richard P. Martin and Kenneth C. Lacoste. Also present: Town Manager Nancy Dodge; Finance Director Amy Land and for the recording of minutes, Deputy Town Clerk Millicent McGinnes.

First Warden Gaffett called the meeting to order at 4:05 p.m.

**Update from Deepwater Wind**

Paul Rich and Bryan Wilson were present representing Deepwater Wind. Paul Rich reported the following:

- The proposed large wind project slated for the waters in between Rhode Island and Massachusetts has been increased from 100 to 200 five to six megawatt turbines. They propose to sell energy to MA, RI and NY, with their construction hub in Quonset Point, RI.
- On Friday there is a task force meeting of the Department of Interior – Offshore Wind section to discuss offshore wind projects.
- The Block Island wind farm has been reduced from 8 turbines to 5 or 6 turbines. The turbines will be larger and will produce more energy. Visual simulations of the new turbines will be produced and circulated soon.
- Deepwater is still very committed to the Block Island wind farm. It is crucial to the larger project.
- The spar buoy is still being fine tuned and should be deployed in January. Bryan Wilson is heading the project.
- Negotiations continue between Deepwater and National Grid. They will meet again in January.
- Briefs from appellants have been submitted regarding the appeal of the decision regarding the Block Island offshore wind farm. Briefs from Deepwater are due mid January and oral arguments will begin in early March.
- The joint development agreement with the state requires that the project must be pursued and the cable developed.

Mr. Lacoste questioned if there were savings incurred from the reduced number of turbines in the Block Island wind farm, will it have direct correlation to the lowering the electricity costs. Paul Rich stated that the question will be examined.

**Discuss Medical Zone Proposal with Block Island Health Services**

Attorney Joe Priestley, Executive Director Monty Stover and President Pam Hinthorn were present representing the Block Island Health Services. Attorney Priestley stated that the Health Services was interested in submitting an application to amend the Zoning Ordinance to create a Medical Zone on Plat 10, Lots 2 & 3 which currently houses the medical center and the doctor's house next door. He explained that the proposed amendment was drafted by Town Planner Weidman and is based on the Public Education Zone on the school property next door to the medical center. He stated Medical Zone would allow for further future development without extensive Zoning variances. He further explained that as the property is owned by the Town, the Town must also sign the application to allow it to go forward through the process.

Ms. Gaffett made a motion to place the item on December 12, 2010 Town Council agenda to sign the application. Dr. Baute seconded the motion and it carried.

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste)      0 Nays

**Discuss Future Uses of Estate of Violette Connolly Funds**

Attorney Joseph Priestley and Executrix Millie McGinnes were present representing the Estate of Violette Connolly. Debbie Howarth and Gerry Riker were present representing the Block Island Housing Board. Attorney Priestley distributed copies of the Will of Violette Connolly, noting that the Will leaves her house to the Town as a museum and the barns on the property as rental housing for the Police. He stated that the house and

barns were previously sold to support her care. The personal property was donated to the Block Island Historical Society, which has created an exhibit in names of Joseph and Violette Connolly. The residuary, about \$500,000, will go to the Town and an agreement describing how the funds will be used to best meet her wishes must be approved by the Superior Court.

Attorney Priestley noted that he had met with Debbie Howarth of the Block Island Housing Board and discussed establishing an interest bearing revolving construction fund for affordable housing until such time a suitable rental housing project can be subsidized with the fund.

Mr. Lacoste questioned why a rental unit is not purchased now for the Police, as it is a reasonable task, clearly meets her wishes and it is the ultimate goal. Ms. Gaffett suggested looking into buying the Thomas Property which currently has two rental units and has property for expanded development.

It was decided that Attorney Priestley will draw up a document for future review outlining the creation of a revolving construction fund with the ultimate goal of the fund to subsidize a rental housing project for Town employees.

### **Report of the Town Manager**

#### Finance

##### Receive and Act on Monthly Finance Report: October

Finance Director Amy Land presented a financial statement for period ending October 31, 2010. She highlighted the following items:

- There is a tax sale scheduled on June 13, 2011.
- The Motor Vehicle Taxes in Lieu owed from the state will not be coming.
- There were increases in revenue for Recording, Other Clerk Licenses and Fees and Building Permits.
- She will not be refunding the general obligation bonds as hoped, as it was no longer advantageous. She will be ready to move forward if the market improves.

##### Act on Quarterly Municipal Deficits Report: September

Ms. Gaffett made a motion to authorize the submittal to the state of the Quarterly Municipal Deficits Report for the month of September. Dr. Baute seconded the motion and it carried.

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste) 0 Nays

##### Act on Finance Director's Recommendation to Close Cemetery Savings Account

Finance Director Land explained that 50% of the cemetery deed fee is saved for maintaining the cemetery in perpetuity and all of those funds are held in CD's. She further explained that the cemetery savings account #61095345 is now accruing a service charge fee and she recommends closing it.

Ms. Gaffett made a motion to authorize the closure of cemetery savings account #61095345. Dr. Baute seconded the motion and it carried.

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste) 0 Nays

#### Public Works and Administration

Town Manager Dodge reported the following:

- John Hopf of the Conservation Commission has developed an application to the CRMC for beach access maintenance at Grace's Cove and Dorry's Cove. This will be placed on the December 15<sup>th</sup> agenda.
- A copy of an application to CRMC from Interstate Navigation to redo their bulkhead has been received.
- Four bids for repairs to the Police Station roof have been received. Three are within the price range.
- The draft fire alarm ordinance is complete and will go on the December 15<sup>th</sup> agenda to set a public hearing date.
- There will be a Hazard Mitigation meeting on December 16, 2010 to continue with the process of updating the Hazard Mitigation Plan.

- The CLG grant application from Pam Gasner should be revisited at the December 15<sup>th</sup> meeting.
- Old Harbor Dock project:
  - The underground fire suppression line to Ballard's Inn was completed.
  - There were problems with the hammer today.
  - The sheet pile should be completed on Monday.
  - There will be a meeting next week to review the finances of the project.
  - Walter Cass has completed the final drawings of the harbormasters shack.
- Two benches will be ordered in memory of Bill and Harriet Phelan for Plat 6, Lots 146 & 147.
- The Council may wish to formalize the Old Harbor Task Force and assign them with a charge at the December 15<sup>th</sup> meeting.
- A RFQ for operation of the transfer station has been drafted. The current contract for the transfer station expires December 31, 2010. A two month extension of the current contract should be placed on the December 15<sup>th</sup> agenda.

The following items were discussed by the Town Council and the Town Manager:

- Annual appointments will be on the December 15<sup>th</sup> agenda. Both of the Town Solicitors wish to be reappointed, with one asking for an increase in pay.
- The Town Engineer will look at the Spring House pumphouse and Attorney Merolla will report on what the obligations are regarding the building.
- More public input regarding the proposed uses of Plat 6, Lots 146 and 147 should be solicited. There is an obligation to deal with the dangerous path to the beach on the Lot 146. A maintenance permit application to CRMC will be put together for the property.
- The ESCO selection is almost complete. The ESCO energy audits should begin in March or April.
- The Washington County Regional Planning Council is still negotiating to see if the language from the utility wind turbine grant can be altered to make it usable. It was noted that the process should not drag out so long that it impacts seeking other grants.

### **Contract Negotiations**

Town Manager Dodge stated that there was a meeting with the New Shoreham Employees Association to begin contract negotiations on December 17, 2010.

At 6:44 p.m. Ms. Gaffett made a motion to go into closed session pursuant to RIGL 42-46-5(a)(2) for discussion of collective bargaining. The motion was seconded by Mr. Lacoste and carried.

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste) 0 Nays

At 7:23 p.m., Mr. Lacoste moved to adjourn the closed session, seconded by Dr. Baute

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste) 0 Nays

Dr. Baute made a motion to seal the minutes of the closed session, seconded by Mr. Martin.

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste) 0 Nays

At 7:25, Mr. Lacoste moved to adjourn, seconded by Mr. Martin.

5 Ayes (Gaffett, Torrey, Martin, Baute, Lacoste) 0 Nays

Millicent McGinnes, CMC  
Deputy Town Clerk

Minutes Submitted: December 15, 2010

Minutes Approved: January 3, 2011